



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:11 – 3:12)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Estoppel Certificate between the City of Las Vegas (as Landlord) and TLC Casino Enterprises, Inc. (as Buyer) relating to a parking garage lease located at 222 East Carson Avenue, commonly referred to as the Carson parking garage - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

TLC Casino Enterprises, Inc. has entered into a contract with Elsinore Corporation to purchase all of the outstanding capital stock of Four Queens, Inc, dba the Four Queens Hotel and Casino. As such, TLC Casino Enterprises, Inc. will be taking over as the Lessee under the associated Indenture of Lease dated 3/28/84. By executing the Estoppel, all terms of the previous agreement will be honored by the new owner and defines TLC Casino Enterprises financial obligation as of this date.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Estoppel Certificate

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that the agreement delineates the terms with the Four Queens Casino for a parking garage. Approval of this matter will allow the assignment of the lease to the new owners. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 1 - Discussion and possible action regarding an Estoppel Certificate between the City of Las Vegas (as Landlord) and TLC Casino Enterprises, Inc. (as Buyer) relating to a parking garage lease located at 222 East Carson Avenue, commonly referred to as the Carson parking garage

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:12)

1-7

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a First Amendment to the Commercial Lease Agreement with LS&L Investments, LLC (which provides City Fire medical exams) located at 7200 Cathedral Rock Drive (within the Las Vegas Technology Center) extending the Lease term until July 31, 2004 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The term of the Lease will expire on February 15, 2004. This First Amendment will extend the term until July 31, 2004. If the City is not in default of the Lease, the City may request to renew the Lease for four additional terms of one year each.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. First Amendment to Commercial Lease Agreement
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that this matter involves a lease agreement the Fire Department has with LS&L that will expire in the middle of the fiscal year. He recommended approval of this amendment to allow the lease to extend through the end of the fiscal year.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 2 – Discussion and possible action regarding a First Amendment to the Commercial Lease Agreement with LS&L Investments, LLC (which provides City Fire medical exams) located at 7200 Cathedral Rock Drive (within the Las Vegas Technology Center) extending the Lease term until July 31, 2004

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:12 – 3:13)

1-12

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Grant of Easement between the City of Las Vegas and County of Clark for a perpetual avigation easement over land located at the Waste Water Treatment Plant APN 161-10-701-001 - County (Near Ward 3 - Reese)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Easement is required as a condition for approval of the City's request for rezoning. The City acknowledges and consents to the County's reservation of a perpetual and assignable right-of-way and easement for the free and unobstructed passage of all aircraft, in, through, and across all of the air space above the premises subject to rights, terms, and conditions.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Grant of Easement
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this matter is regarding City land located in the County near the Waste Water Treatment Plant. The County recently approved a City request for a zoning change to Public Facility in exchange for this easement to allow airplane flight over the property. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 3 – Discussion and possible action regarding a Grant of Easement between the City of Las Vegas and County of Clark for a perpetual avigation easement over land located at the Waste Water Treatment Plant APN 161-10-701-001

MINUTES – Continued:

AL GALLEG0, citizen of Las Vegas, asked if this type of agreement is in effect for the entire City of Las Vegas, because he has noticed a lot of airplanes and helicopters flying over City Hall, which is very dangerous, in his opinion.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:13 – 3:16)

1-62

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to enter into negotiations with the Las Vegas City Employees' Association to acquire vacant land located near Harris Avenue and Mojave Road, APN 139-25-303-014 - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Staff received an unsolicited letter of proposal from the Las Vegas City Employees' Association on 7/2/03 expressing their desire to acquire the land located near Harris Avenue and Mojave Road.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter from the Las Vegas City Employees' Association dated 7/2/03
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that his office received a letter from the City Employees Association on 7/2/2003 expressing a desire to enter into negotiations with the City in the future for lease of this parcel. The Girl Scouts currently lease the property, but have acquired another property, where they will be building a permanent facility.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 4 - Discussion and possible action authorizing staff to enter into negotiations with the Las Vegas City Employees' Association to acquire vacant land located near Harris Avenue and Mojave Road, APN 139-25-303-014

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:16 – 3:17)

1-137

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Inocencio Chavez for real property known as APN 138-25-515-013 located at 1501 Laurelhurst Drive Unit 13 for \$65,000 plus closing costs - Special Revenue Fund - Ward 1 (Moncrief)

Fiscal Impact☐**No Impact****Amount:** \$65,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Special Revenue Fund**PURPOSE/BACKGROUND:**

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually-owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that this entails one more condominium unit at the "WonderWorld" property. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 5 - Discussion and possible action regarding a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Inocencio Chavez for real property known as APN 138-25-515-013 located at 1501 Laurelhurst Drive Unit 13 for \$65,000 plus closing costs - Special Revenue Fund

MINUTES – Continued:

AL GALLEG0, citizen of Las Vegas, advised COUNCILWOMAN MONCRIEF that right after she took office he called her and warned her about the trash on this property. He warned her that he would file a suit against the City of Las Vegas if the property is not cleaned up.

COUNCILWOMAN MONCRIEF asked MR. ROARK when the property will be demolished. MR. ROARK said that it is very hard to keep up the property, because it is dumped on as soon as it is cleared. A bid package is forthcoming for asbestos abatement, and once that is completed, the buildings will be demolished.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:17 – 3:20)

1-179

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Memorandum of Understanding #2003-01 between the City of Las Vegas and Clark County School District for modular classroom usage located at 300 South Torrey Pines Drive commonly known as Frank F. Garside Middle School where the Charleston Heights Community School is operated- Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of this MOU will allow the City permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the premises to provide various recreational programs sponsored by the City for the benefit of the children attending Garside Middle School.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

MOU #2003-01

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, commented that this MOU with the Clark County School District will allow the City to place a modular building at Garside Middle School. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 6 - Discussion and possible action regarding Memorandum of Understanding #2003-01 between the City of Las Vegas and Clark County School District for modular classroom usage located at 300 South Torrey Pines Drive commonly known as Frank F. Garside Middle School where the Charleston Heights Community School is operated

MINUTES – Continued:

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:20 – 3:21)

1-258

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Memorandum of Understanding #2003-06 between the City of Las Vegas and Clark County School District for modular classroom usage located at 4794 Harris Avenue commonly known as Dell H. Robison Middle School - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of this MOU will allow the City permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the premises to provide various recreational programs sponsored by the City for the benefit of the children attending Robison Middle School.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

MOU #2003-06

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, said this involves another MOU with the Clark County School District to locate a modular building for a community school at Robison Middle School. He pointed out that the City will be responsible for paying the utilities, not the School District, as indicated in the memorandum. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 7 - Discussion and possible action regarding Memorandum of Understanding #2003-06 between the City of Las Vegas and Clark County School District for modular classroom usage located at 4794 Harris Avenue commonly known as Dell H. Robison Middle School

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:21)

1-282

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Memorandum of Understanding #2003-08 between the City of Las Vegas and Clark County School District for modular classroom usage located at 5350 West Tropical Parkway commonly known as Lied Middle School - Ward 6 (Mack)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of this MOU will allow the City permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the premises to provide various recreational programs sponsored by the City for the benefit of the children attending Lied Middle School.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

MOU # 2003-08

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 8 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this involves another MOU with the Clark County School District for the City to place a modular building for a community school. He recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

((3:21 – 3:22))

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Purchase Agreement for the sale of a residential home, located at 6325 North Juliano Road, between Priority One Commercial (on behalf of the City of Las Vegas) and Aracely Valenzuela (\$295,000 Incoming Funds to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)

Fiscal Impact☐**No Impact****Amount:** \$295,000 Incoming Funds☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Road Projects/R-O-W acquisition**PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff acquired the home in 2000 for the road alignment usage in which the land is no longer needed for the project. Staff was granted approval at Council 6/4/03 to sell this property. Priority One, as the authorized agent of the City, accepted the offer. This agreement is contingent upon approval by the City Council to make it binding.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Purchase Agreement
2. Counter Offer

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 9 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that approval of this agreement will allow the sale of a house that was acquired for right-of-way purposes for the Durango "S Curve" in Ward 6. The sale amount is considered reasonable considering the "S Curve" will go through the back property line. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 9 - Discussion and possible action regarding a Purchase Agreement for the sale of a residential home, located at 6325 North Juliano Road, between Priority One Commercial (on behalf of the City of Las Vegas) and Aracely Valenzuela (\$295,000 Incoming Funds to be applied towards Road Projects/Rights-of-Way acquisition)

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:22 – 3:23)

1-330

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to enter into negotiations with The Salvation Army for a possible Lease Agreement to provide programs such as the Family Services Center, Christmas Angel Program, and Vocational Training located at 1581 North Main Street, commonly known as the Crisis Intervention Center - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Staff received an unsolicited letter of proposal from The Salvation Army on 7/7/03 expressing their desire to secure the Crisis Intervention Center facility for a period of 18 months. The Salvation Army will undergo a large construction project at their Owens campus. Due to this project, some programs will be adversely affected. It is the intention of The Salvation Army to relocate these programs during this construction.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter from The Salvation Army date 7/7/2003
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 10 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that a letter was received from the Salvation Army requesting a desire to temporarily open the Crisis Intervention Center until they have time to open their current facility. He requested permission to enter into negotiations for the lease of this building and recommended approval.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Public Works

Item 10 - Discussion and possible action authorizing staff to enter into negotiations with The Salvation Army for a possible Lease Agreement to provide programs such as the Family Services Center, Christmas Angel Program, and Vocational Training located at 1581 North Main Street, commonly known as the Crisis Intervention Center

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:23 – 3:25)

1-373

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003****DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: LESA CODER**☐**CONSENT**☒**DISCUSSION****SUBJECT:****REPORT FROM REAL ESTATE COMMITTEE - COUNCILWOMAN MONCRIEF AND COUNCILMAN WEEKLY**

Discussion and possible action regarding Purchase and Sale Agreement between Clark County and the City of Las Vegas for the fee simple purchase of the real property known as 601 Fremont Street, located at the southeast corner of Fremont Street and Sixth Street, APN 139-34-611-018, for a payment of \$1,196,500 plus closing costs, due on or before October 1, 2003 - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$1,196,500 plus closing costs☒**Budget Funds Available****Dept./Division:** OBD/Economic Development☐**Augmentation Required****Funding Source:** Industrial Special Revenue Fund**PURPOSE/BACKGROUND:**

The city of Las Vegas desires to purchase the property at 601 Fremont Street, fee simple, from Clark County for a purchase price of \$1,196,500, with the city paying all closing costs. The purchase price is based on fair market value, less the cost of demolishing the existing building on site. Upon approval of this Purchase and Sale Agreement, the city desires to enter into a Purchase and Sale Agreement with a third party buyer to use the property for the purpose of an entertainment venue with either a tavern-limited license, restaurant business, or retail business, or a combination thereof, which would be consistent with the uses authorized by city of Las Vegas Ordinance No. 5621 (the Entertainment District).

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Purchase and Sale Agreement with Clark County
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 11 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Office of Business Development

Item 11 - Discussion and possible action regarding Purchase and Sale Agreement between Clark County and the City of Las Vegas for the fee simple purchase of the real property known as 601 Fremont Street, located at the southeast corner of Fremont Street and Sixth Street, APN 139-34-611-018, for a payment of \$1,196,500 plus closing costs, due on or before October 1, 2003

MINUTES – Continued:

LESA CODER, Director, Office of Business Development, indicated that the payment price is very fair. The property is within the Entertainment District and is very valuable to the City and the Redevelopment Agency. There is a third party interested in purchasing the property from the City, so it is not anticipated that the third party will close on or before 10/1/2003 and begin reconstruction shortly thereafter. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:25 – 3:26)

1-405

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: LESA CODER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to direct staff to proceed with the process of amending the Covenants, Conditions and Restrictions for the Las Vegas Technology Center to permit the sale of the open space common areas totaling approximately 7.42 acres (APNs 138-15-710-028 and 138-15-810-019) - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Covenants, Conditions and Restrictions (CCRs) for the Las Vegas Technology Center (LVTC) require that an amendment to the CCRs be signed by the property owners and first lien holders of not less than 70% of the total area (on a square footage basis) in the LVTC. Sale of the open space common areas would provide for additional commercial development and job creation, as well as, a funding source for traffic improvements in the LVTC. On June 12, 2003, the LVTC Owners Association Board of Directors passed resolutions requesting the City assist in obtaining approval for an amendment to the CCRs and that any funds from the sale of the open space common areas be used exclusively for LVTC improvements (specifically certain traffic improvements on Tenaya Way) and future maintenance costs of the LVTC.

RECOMMENDATION:

Provide staff with direction

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site map
3. Letter from Larry Carroll, President of LVTC Owners Association
4. LVTC Owners Association-Resolutions Supporting the Amendment to the CCRs
5. Plan of Proposed Traffic Improvements on Tenaya Way (from Poggemeyer Design Group)
6. Cost Estimate of Proposed Traffic Improvements on Tenaya Way (from Poggemeyer Design Group)
7. Disclosure of Principals

REAL ESTATE COMMITTEE MEETING OF AUGUST 4, 2003

Office of Business Development

Item 12 - Discussion and possible action to direct staff to proceed with the process of amending the Covenants, Conditions and Restrictions for the Las Vegas Technology Center to permit the sale of the open space common areas totaling approximately 7.42 acres (APNs 138-15-710-028 and 138-15-810-019)

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 12 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

LESA CODER, Director, Office of Business Development, stated that several months ago COUNCILMAN BROWN requested that her office look into the possibility of selling two parcels, which are presently developed as open space areas. One is located on the west side of Tenaya Way, south of Poggemeyer Design Group, the other is just south of the Nevada Orthopedic and Spine Center on the east side of Tenaya Way. The Las Vegas Tech Center Owners Association Board has asked the City to assist them in selling the two parcels, which total approximately 7.5 acres. Approximately \$1.4 million of the total \$3.4 million in proceeds will go toward median island improvements along Tenaya Way, from Smoke Ranch to Cheyenne Avenue. The balance will be placed in a fund for long-term maintenance.

MS. CODER warned that amending the CC&Rs will require a substantial amount of City staff time, as the CC&Rs request 70% of the first lien holders to actually approve the sale of any of the common open space areas.

LARRY CARROLL, Poggemeyer Design Group, appeared representing the Las Vegas Tech Center Owners Association, and supported this action. He offered his full assistance.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:26 – 3:29)

1-452

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: AUGUST 4, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

AL GALLEGO, citizen of Las Vegas, thanked LESA CODER, Director, Office of Business Development, who was leaving the City, for her the fine job she did for the citizens of Las Vegas.

He then complained about the notice he received from the Las Vegas Water District about the construction that is going to take place in his neighborhood, which means that some of the streets are going to be torn up. The alley that is going to be worked on is on Main and First and is currently being used by the business owners on First Street. He felt bad the streets are going to be torn up again.

MR. GALLEGO requested a confirmation from the City that it is not collecting any money for parking from Chelsea employees. The employees are parking on the dirt on the 61 acres. The City could be collecting \$19,200 every two months in parking fees from those employees. The City employees should revolt against that because they have to pay for parking in the Stewart Garage.

(3:29 - 3:32)

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THE MEETING ADJOURNED AT 3:32 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
August 8, 2003